11

GRIBI
ASSOCIATES

July 11, 2006

GA Project No. 310-01-01

City and County of San Francisco
Department of Public Health
Local Oversight Program
1390 Market Street, Suite 210
San Francisco, CA 94102

Attention: Stephanie Cushing

Subject: Workplan to Conduct Soil and Groundwater Investigation
Former Ricci & Kruse Lumber Co.
1295 Yosemite Street, San Francisco, California
SF LOP Site Code 11741

Ladies and Gentlemen:

Pursuant to your request, this letter provides a brief workplan to conduct a soil and groundwater investigation at the former Ricci & Kruse Lumber Company site at 1295 Yosemite Street in San Francisco, California (see Figure 1). The workplan proposes the drilling and sampling of four investigative borings adjacent to two gasoline underground storage tanks (USTs) formerly located at the site. The goal of the investigation will be to provide additional assessment of soil and groundwater impacts in an expected downgradient (east) groundwater flow direction from the former USTs.

SITE BACKGROUND

The site is located in an industrial area of southeast San Francisco (see Figure 1 and Figure 2). The site is bordered on the northeast by the South Basin Inlet, which is tidally influenced and which drains southeast to San Francisco Bay. The site, which includes almost two city blocks, is occupied by several commercial/industrial tenants, including Bay Area Metals, Pacific Diamond Charters, Multeen Transportion, Scene 2, Bay Area Repair, Ace Roofing, Ranger Pipelines, Higgins Trucking, and Alpine Construction.

We have reviewed various documents for the site supplied by Mr. Reginald Ricci. Copies of selected portions of these documents are included in Attachment A. These documents indicate the following:

- **UST-Related Documents.** Mr. Ricci provided: (1) A copy of contract between Standard Oil and Ricci & Kruse Lumber dated August 15, 1955 documenting the

1090 Adams Street, Suite K, Bencia, CA 94510 Ph. (707) 748-7743 Fax (707) 748-7763

purchase of one 1,000-gallon gasoline underground tank (UST) located at "Hawes and Yosemite Avenue"; (2) An approved tank removal permit dated May 5, 1986 for one 1,000-gallon gasoline UST located 5 feet south from the intersection of Hawes Street and Yosemite Avenue and one 2,000-gallon gasoline UST located 80 feet south from the intersection of Hawes Street and Yosemite Avenue; (3) A report dated June 11, 1986 from Harding Lawson Associates (HLA) documenting the removal and sampling of the two site USTs and including a site plan showing approximate UST locations; and (4) A letter from San Francisco Department of Public Health to Ricci & Kruse Lumber requesting a sampling plan for the former USTs.

The HLA report states that the 1,000-gallon UST was a single-walled steel tank in a concrete cradle or box with brown sand and gravel backfill. Upon removal, the tank showed some scaling and corrosion, with a small hole in the tank bottom on the south end of the tank. Groundwater was present in the tank excavation at about 3.5 feet in depth, and a hydrocarbon sheen was noted on the water surface. Soils surrounding the tank consisted of variable fill that included glass, organic matter, and metal. A soil sample collected three feet below the excavation floor showed 500 parts per million (ppm) of Total Petroleum Hydrocarbons as Gasoline (TPH-G), and a water sample collected from the excavation cavity showed 88 ppm of TPH-G.

The 2,000-gallon UST, which was apparently installed in 1983, was constructed of tar-wrapped steel. Upon removal, the tank and tar-wrapping appeared to be in good condition. Backfill surrounding the tank consisted of brown sand. Groundwater was encountered in the excavation at a depth of about 5.0 feet below surface grade and exhibited a slight hydrocarbon sheen. A soil sample collected three feet below the excavation floor showed 110 ppm of TPH-G, and a groundwater sample from the excavation showed 100 ppm of TPH-G.

- **CERCLA-Related Documents.** On December 7, 1990, a CERCLA Preliminary Assessment report was issued for the project site by Ecology and Environmental, Inc. on behalf of the USEPA Region 9. According to this document, the project site previously comprised tidal flats which were landfilled between approximately 1943 and 1955. Landfilled materials on the project site probably originated for Hunters Point Naval Shipyard, and materials encountered beneath the site have included construction debris, apparent military gear, hospital materials, vehicle parts, ship parts, and drummed wastes.

Contamination was encountered beneath Armstrong Avenue in 1986 during the installation of a sewer line by the City of San Francisco Department of Public Works (SFDPW). The SFDPW subsequently contracted various investigations to assess soil and groundwater impacts. These investigations identified primarily heavy-range hydrocarbon soil and groundwater impactes near the intersection of Armstrong Avenue and Hawes Street. A groundwater sample collected from a boring located approximately

150 feet west, in an expected upgradient groundwater flow direction, from the site USTs showed 800 parts per billion of benzene.

On June 14, 1992, a CERCLA Site Inspection report was issued for the project by Ecology and Environmental, Inc. on behalf of the USEPA Region 9. The site inspection did not include any sampling, but rather summarized and evaluated previous investigative results and potential human health and environmental risks. Summary tables included in this report showed variable concentrations of hydrocarbons and metals in soils and groundwaters along both sides of South Basin Inlet. In addition, this report includes a decision stating that the site "does not qualify for future remedial site assessment under CERCLA". The basis for this decision was that: (1) Hydrocarbons and metals contamination is widespread in bay fill materials and sediments, and contaminants beneath the site have not been associated with known onsite activities; (2) Groundwater use is limited in the site vicinity; and (3) While sediments in South Basin Inlet are contaminated with hydrocarbons and metals, this contamination cannot be attributed to the project site, since there are numerous potential offsite sources. Note that, according to this report, a boring, BH6, was drilled immediately east, in an expected downgradient groundwater flow direction, from the former project site 1,000-gallon gasoline UST. A soil sample from this boring showed no detectable concentrations of TPH/BTEX constituents and background concentrations of metals.

PROJECT APPROACH

In order to assess possible soil and groundwater impacts relative to the two former site USTs, we recommend drilling and sampling approximately two soil borings in an expected downgradient (east) groundwater flow direction from each of the two former UST locations. Since hydrocarbon impacts are present in upgradient fill materials, we also recommend drilling two soil borings in an expected upgradient (west) groundwater flow direction from each of the former UST locations. The borings will be drilled and sampled using direct-push coring equipment, and will include the collection of both soil and groundwater samples.

WORKPLAN ELEMENTS

The proposed soil boring investigation will include the following workplan elements. All activities will be conducted in accordance with applicable local, State, and Federal guidelines and statutes.

Prefield Activities

Prior to implementing this workplan, written approval will be obtained from the San Francisco Department of Public Health, Local Oversight Program. Also, a soil boring installation permit will be obtained from and 72-hour notification will be given to the San Francisco Bureau of Environmental Management. In addition, proposed boring locations will be marked with white

paint, and Underground Services Alert (USA) will be notified at least 48 hours prior to drilling. Also, a private underground utility locator will clear proposed boring locations. Prior to initiating drilling activities, a Site Safety Plan will be prepared, and a tailgate safety meeting will be conducted with all site workers.

Location of Borings

Proposed soil boring locations, B-1 through B-8, are shown on Figure 3. In order to assess possible soil and groundwater impacts, a total of eight soil borings will be drilled, with two upgradient (west) borings and two downgradient (east) from each of the two former UST locations.

Drilling and Sampling of Investigative Soil Borings

The eight borings will be drilled to a depth of about eight feet below surface grade using direct-push hydraulically-driven soil coring equipment. This coring system allows for the retrieval of almost continuous soil cores, which are contained in a clear plastic acetate tube, nested inside a stainless steel core barrel. After the core barrel is brought to the surface and exposed, the core will be examined, logged, and field screened for hydrocarbons by a qualified Gribi Associates scientist using sight and smell. For each boring, at least one soil sample will be collected at the soil-groundwater interface, expected to be between three feet and seven feet in depth. After the sample and core barrel are raised to the surface, each sample will be collected as follows: (1) The filled acetate tube will be exposed for visual examination; (2) The selected sample interval will be collected by cutting the sample and acetate plastic tubing to the desired length (typically about six inches); (3) The ends of the selected sample will be quickly wrapped with Teflon sheets or aluminum foil, capped with plastic end caps, labeled and wrapped tightly with tape; and (4) The sealed soil sample will be labeled and immediately placed in cold storage for transport to the analytical laboratory under formal chain-of-custody. All coring and sampling equipment will be thoroughly cleaned and decontaminated between each sample collection by triple rinsing first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water. Cleaning rinseate will be contained onsite in a sealed drum pending laboratory results.

Following completion of soil sampling activities and if groundwater is present, 3/4 inch diameter Schedule 40 PVC well casing will be placed in each boring, with 0.01-inch slotted well screen from about eight feet to three feet in depth, followed by blank well casing to above surface grade. Grab groundwater samples will then be collected from each of the borings using the clean stainless steel bailer as follows: (1) Laboratory-supplied containers will be completely filled directly from the bailer with a minimum of agitation; (2) After making sure that no air bubbles are present, each container will then be tightly sealed with a Teflon-lined septum; and (3) Each container will then be labeled and placed in cold storage for transport to the analytical laboratory under formal chain-of-custody. All sampling equipment will be thoroughly cleaned and decontaminated between each sample collection by triple rinsing as described above.

Following completion, the eight investigative borings will be grouted to match existing grade using a cement\sand slurry. Soil cuttings generated during this investigation will be stored onsite in sealed DOT-approved containers.

Laboratory Analysis of Soil and Water Samples

One soil sample and one grab groundwater sample from each boring will be analyzed from the borings. All soil and water samples will be analyzed for the following parameters:

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020 Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)
USEPA 8020 Methyl-t-Butyl Ether (MTBE)

All analyses will be conducted by a California-certified analytical laboratory with two-week turn around on lab results.

Preparation of Summary Report

A report of findings will be prepared for submittal to the San Francisco Department of Public Health, Local Oversight Program. This report will describe all investigative methods and results, and will include tabulated laboratory analytical results, as well as laboratory reports and chain-of-custody records.

PROJECT SCHEDULE

Subject to your approval, Gribi Associates is prepared to begin the proposed workplan activities immediately. Based on our understanding of the project and subject to rig availability, we expect to complete the proposed soil and groundwater investigation field activities within four weeks following workplan approval.

We appreciate the opportunity to present this workplan for your review. Please contact us if you have questions or require additional information.

Very truly yours,

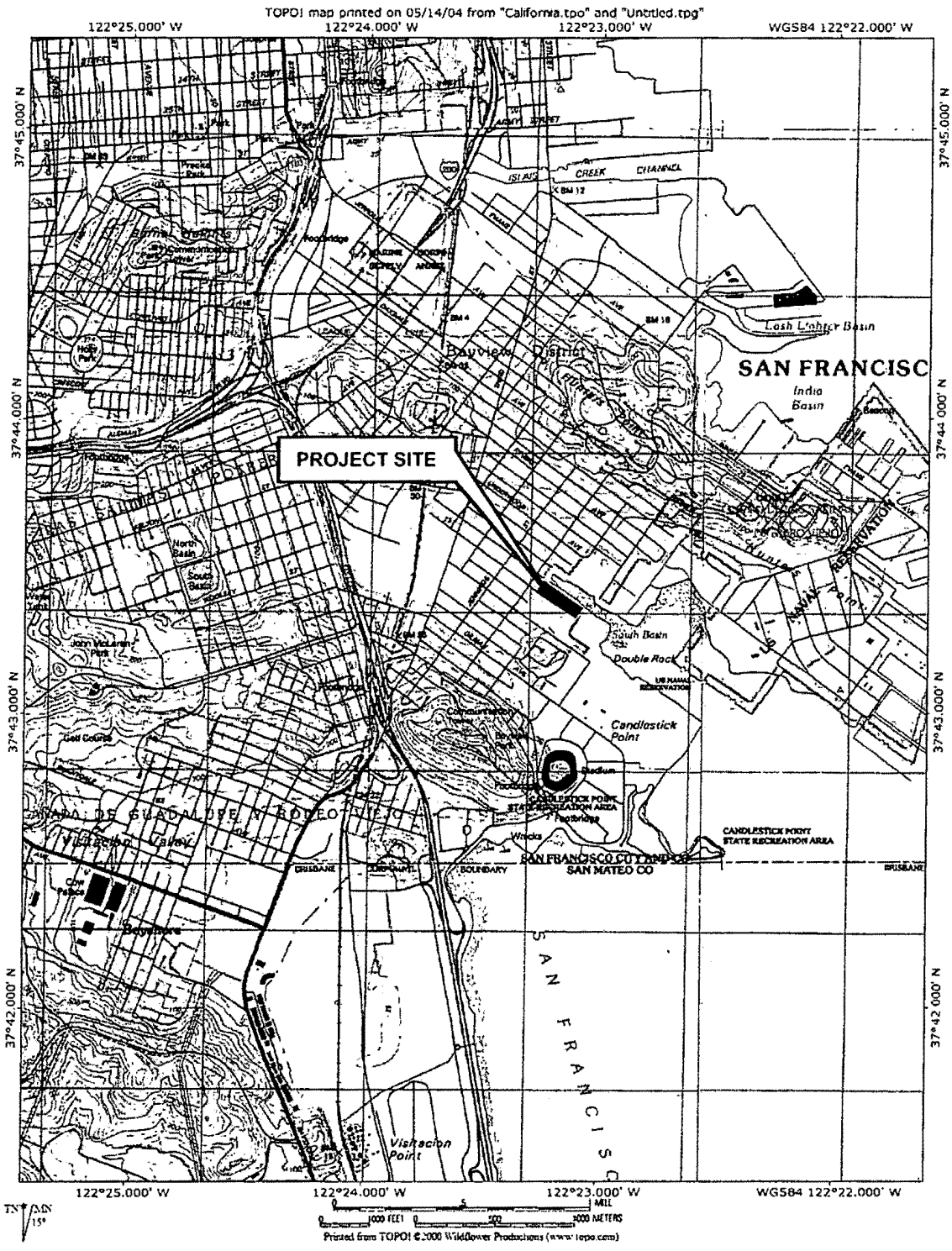
James E. Gribi
Registered Geologist
California No. 5843

JEG:ct
Enclosure

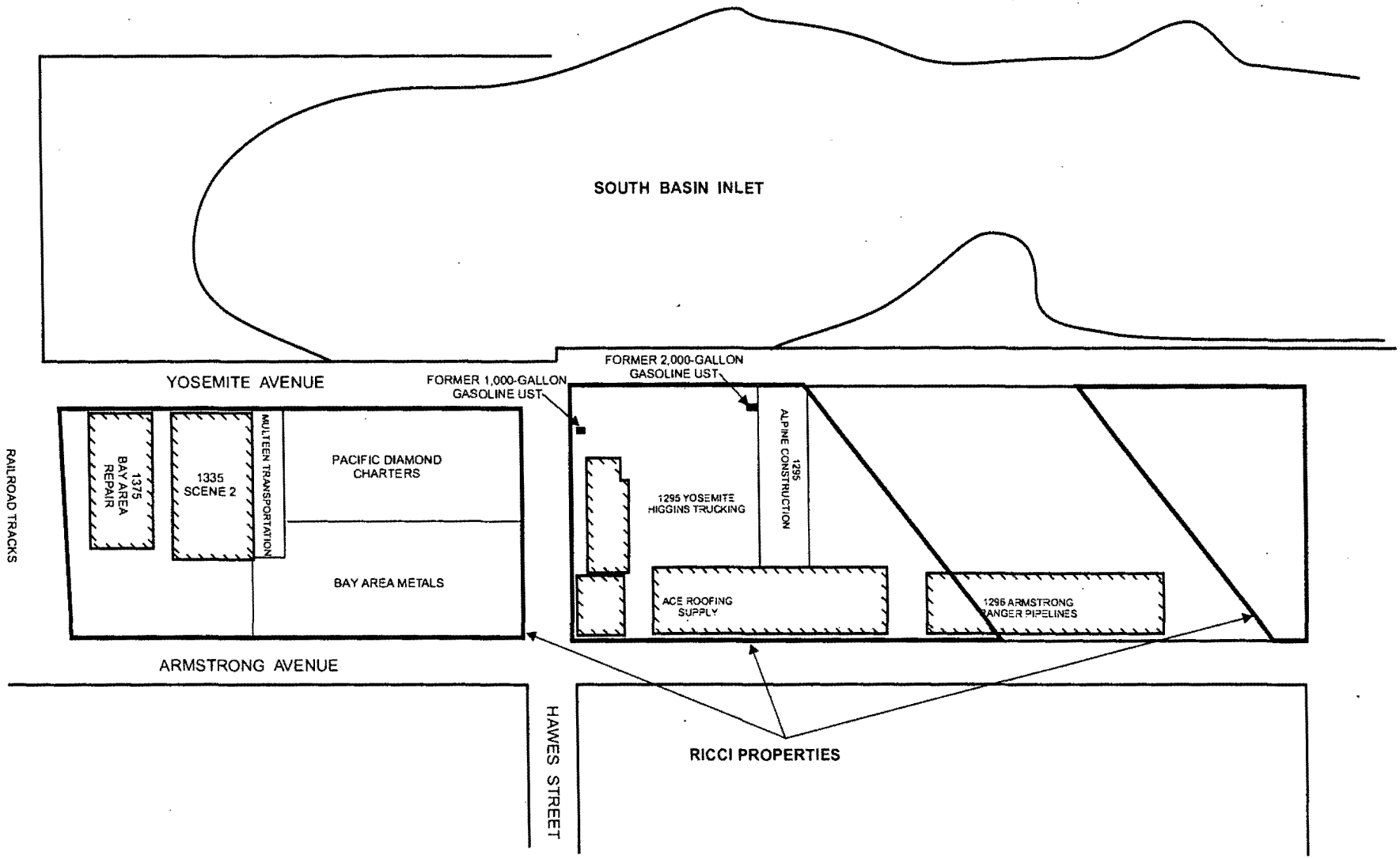
File: M:\Projects\Active Projects\Ricci Property\SBI Workplan\Ricci SBI workplan.wpd

c Mr. Reginald Ricci, RWD Associates

FIGURES



DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 06/12/06	FIGURE: 1
DRAWN BY: JG	SCALE:			
PROJECT NO: 306-01-01		RICCI PROPERTIES 1295 YOSEMITE AVENUE SAN FRANCISCO, CALIFORNIA	**GRIBI Associates**	



0 120 240

APPROXIMATE SCALE IN FEET

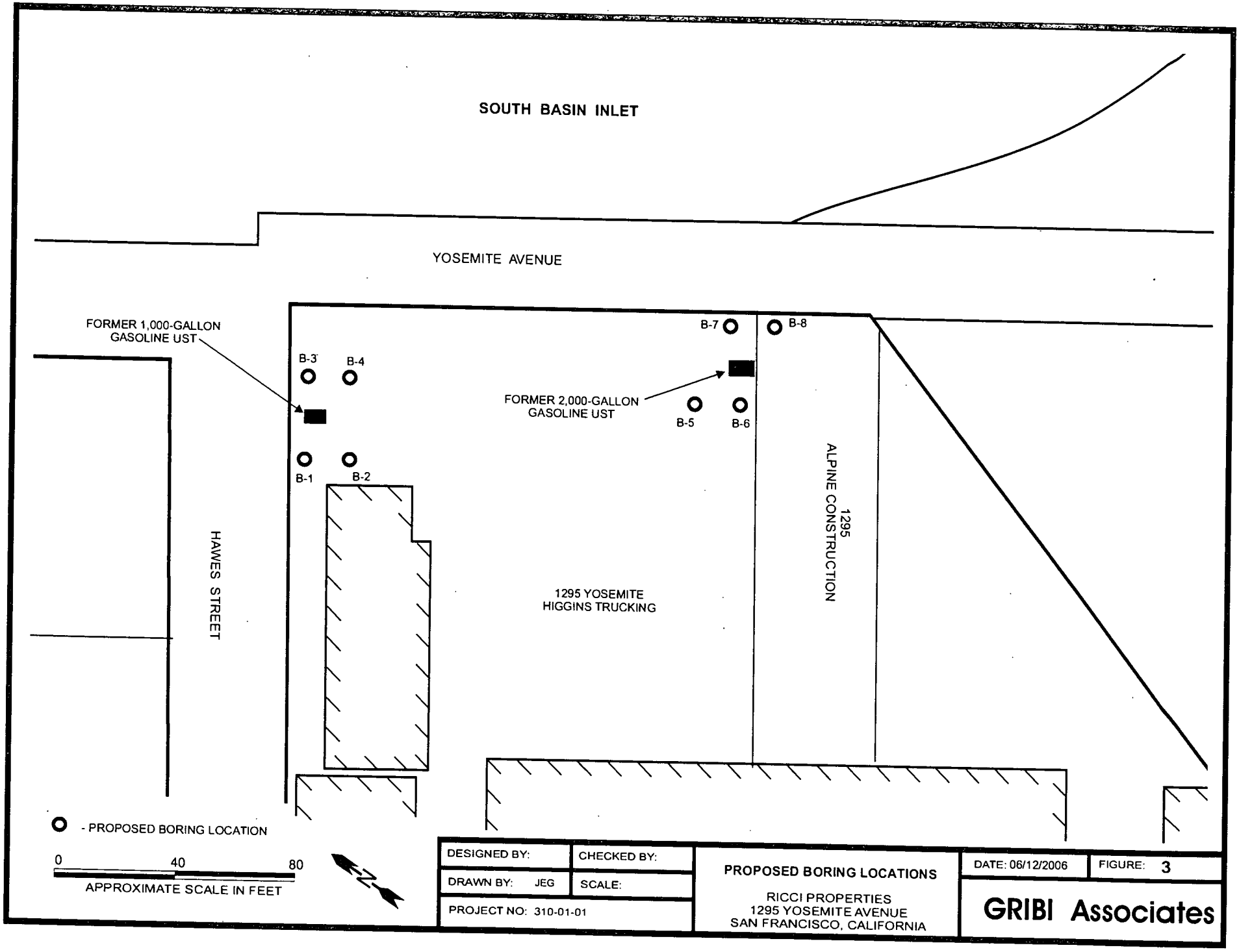
DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 310-01-01	

SITE PLAN

RICCI PROPERTIES
1295 YOSEMITE AVENUE
SAN FRANCISCO, CALIFORNIA

DATE: 06/12/2006 FIGURE: 2

GRIBI Associates


SOUTH BASIN INLET
YOSEMITE AVENUE
FORMER 1,000-GALLON GASOLINE UST
FORMER 2,000-GALLON GASOLINE UST
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
HAWES STREET
1295 YOSEMITE HIGGINS TRUCKING
1295 ALPINE CONSTRUCTION
- PROPOSED BORING LOCATION
0
40
80
APPROXIMATE SCALE IN FEET
DESIGNED BY:
CHECKED BY:
DRAWN BY: JEG
SCALE:
PROJECT NO: 310-01-01
PROPOSED BORING LOCATIONS
RICCI PROPERTIES
1295 YOSEMITE AVENUE
SAN FRANCISCO, CALIFORNIA
DATE: 06/12/2006
FIGURE: 3
GRIBI Associates

ATTACHMENT A

CLIENT-SUPPLIED SITE RECORDS

PETROLEUM PRODUCTS AND EQUIPMENT CONTRACT

Dated August 15, 1955

I. STANDARD OIL COMPANY OF CALIFORNIA, a corporation, hereinafter called "Seller," hereby agrees to sell to Ricci & Kruse Lumber Co, hereinafter called "Buyer," and Buyer agrees to purchase from Seller, not less than the minimum quantities per contract year, and Seller agrees to sell to Buyer at Buyer's option additional quantities in each contract year hereunder not to exceed the difference between the minimum and maximum quantities per contract year, of gasoline, diesel fuel, automotive diesel fuel and lubricating products, set forth below:

Product	Minimum Gallons Per Contract Year	Maximum Gallons Per Contract Year
Gasoline	10,000	17,250

In order to provide for increases and decreases in Buyer's use of petroleum products, the above minimum and maximum quantities shall automatically be adjusted for each contract year on the same basis proportionate to Buyer's requirements as that on which said quantities were established for the first contract year.

Quantity of deliveries to Buyer for any period less than one year shall be in proportion to such contractual quantities, and the products to be delivered shall be Seller's regular commercial brands of gasoline, diesel fuel, automotive diesel fuel, and lubricating products as marketed by Seller generally at time and place of delivery hereunder.

The term of this contract shall be for five (5) years, commencing on the date hereof, and thereafter until terminated by twelve (12) months' written notice from either party to the other of intention so to do, provided, however, such notice shall not be served by either party prior to the end of said five (5) year term.

II. Deliveries, upon receipt of Buyer's order, shall be made in Seller's customary manner at Buyer's premises. Buyer's price for all gasoline, diesel fuel, automotive diesel fuel and lubricating products purchased hereunder shall be Seller's posted price in effect at time and place of delivery to consumers generally for the particular product, quantity and type of delivery involved. Terms shall be net cash at time of delivery, except at Seller's option.

III. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the following described personal property located at Bayso & Yosemite Ave., San Francisco, Calif.

1 - 1,000 Gallon U. G. Tank

1 - Electric Computer Pump (Commercial type)

IV. All such personal property sold to Buyer by Seller shall be billed to Buyer at Seller's cost therefor, including sales taxes. Seller agrees, if so requested by Buyer, to secure on behalf of Buyer the services of an independent contractor to install said personal property at said premises. Buyer shall pay Seller the cost of installation if such is paid by Seller for Buyer's account, plus any incidental expenses incurred by Seller in connection with the installation.

V. Title to said personal property shall pass to Buyer upon completion of the installation thereof. Payments toward the purchase price of personal property sold and delivered hereunder, and the cost of installation if payable to Seller as above provided, shall be paid by Buyer in an initial payment of $105.00, and the balance in 60 equal monthly installments of $15.75 commencing on the first day of October 1955. If this contract is terminated for any reason whatsoever prior to the expiration date hereof, the total sum payable to Seller by Buyer under Paragraph IV shall be immediately due and payable, less an amount computed on the basis of 1/60th of said sum for each full month this agreement has been in effect and less any amount paid under this paragraph in excess of the amount so computed on such 1/60th basis, plus all other sums payable to Seller hereunder that have accrued at the time of said termination. If there is any balance under Paragraph V remaining unpaid at the expiration date hereof, such balance shall be immediately due and payable.

VI. Buyer shall afford Seller adequate means of ingress to and egress from said personal property during regular business hours. Buyer shall maintain all personal property in good condition and repair at Buyer's expense, and shall pay all taxes and other costs in connection with the ownership, maintenance, and operation thereof.

VII. Buyer agrees to indemnify and save Seller harmless from and against any and all claims, all demands for damage to property, or injury to, or death of any person arising out of or in any way connected with the installation, maintenance or operation of said personal property.

VIII. There shall be no obligation to deliver or to receive or use the said products when and while, and to the extent that, the receiving or using or manufacturing or making deliveries in the customary manner are prevented or hindered by act of God, fire, riot, labor disturbances, accident, war, acts of any government (whether foreign or domestic, federal, state, county or municipal), partial or total interruption or loss or shortage of transportation facilities or supplies, shortage of products deliverable hereunder due to shortage in the supply of available crude oil or natural gas, curtailment of business, or by other causes beyond the control of the parties, whether similar to the causes hereinbefore specified or not.

IX. In the event Buyer shall fail to perform or fulfill any obligation imposed on Buyer herein, Seller at its option may terminate this contract forthwith. The waiver by Seller of any breach of any provision hereof by Buyer shall not be deemed to be a waiver of the breach of any other provision or provisions hereof or of any subsequent or continuing breach of such provision or provisions.

X. Any tax, duty, toll, fee, impost, charge or other exaction, or the amount equivalent thereto, now or hereafter imposed, levied, or assessed by any governmental authority upon, measured by, incident to or as a result of the transaction herein provided for or the transportation, production, manufacture, use or ownership of the goods the subject matter of this agreement, shall, if collectible or payable by Seller, be paid by Buyer on demand by Seller. Any such payments shall be in addition to the prices otherwise herein provided for.

This contract shall bind successors and assigns of Buyer and Seller, but no assignment hereof shall be made by Buyer without Seller's written consent thereto.

This contract terminates the ________ contract heretofore operative between the parties hereto dated ________.

STANDARD OIL COMPANY OF CALIFORNIA, Seller

By [signature] ASS'T DISTRICT SALES MANAGER

RICCI AND KRUSE LUMBER CO. INC.
213 SHOTWELL ST Buyer
(TO VAN NESS AVE AT 2 ST.)
SAN FRANCISCO 10, CALIF. MISSION 7-2579

By [signature]
Title

S-260-A 1/P (ED. ..-53)
PRINTED IN U.S.A.

L.L. 008354

S. F. DEPT. OF PUBLIC HEALTH
MAY 22 1996
Bureau of Environmental Health Services

UNDERGROUND TANK PROGRAM REFERRAL

DATE: May 20, 1985

TO: Chief, Bureau of Environmental Health, Department of Public Health

FROM: Joseph A. Medina, Fire Marshal

REF: Attached Application to Modify an Underground Storage Tank at 1295 Yosemite Street

Attached please find a copy of an Application for Modifying an Underground Storage Tank filed with the Bureau of Fire Prevention. We respectfully request that you review the application and provide the applicant with your requirements for soil sampling. Once soil samples have been taken and reviewed, please note your findings below and return this copy to us. Thank you.

Please take note of the following special information:

Joseph A. Medina

Joseph A. Medina,
Fire Marshal

Report of Findings: ( )Approval ( )Disapproval

Comments:

Name ____________________
Phone Number ____________________
Date ____________________

SAN FRANCISCO FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

APPLICATION FOR MODIFYING AN UNDERGROUND STORAGE TANK

Applicants Name Mr. Reginald Ricci

Mailing Address 1295 Yosemite Avenue Zip 94124

City San Francisco State CA Phone 822-6790

Business Name Ricci and Kruse Lumber Co. Phone 822-6790

Street Address 1295 Yosemite Avenue San Francisco, CA Zip 94124

Type of Modification Requested:

Removal X Abandonment in place ____ Other (specify)____

Do you have reason to believe that the tank(s) is currently, or ever was, leaking? ___Yes X No IF YES, please explain:____

Describe the tank(s) involved, including size, type (e.g., steel, fiberglass, etc), location and substance(s) currently or previously stored in the tank(s): One (1) 1,000 gallon, steel gasoline storage tank located 5 feet south of the intersection of Hawes Street and Yosemite Avenue in San Francisco; One (1) 2,000 gallon, steel gasoline storage tank located 80 feet south of the intersection of Hawes Street and Yosemite Avenue in San Francisco, California.

Applicant's Signature Reginald W Ricci Date 5/5/86

---Fire Department Use Only---

		Date of Referral	Date Returned	Status
Referrals:	Fire Inspector			
	DPW			
	Environmental Health			
	Other			

Action taken: Recommend approval of underground tank removal (1) 1,000 Gal & (1) 2500 Gal.

Harding Lawson Associates

June 11, 1986

17,830,001.04

Mr. Reginald Ricci
1295 Yosemite Avenue
San Francisco, California 94124

Dear Mr. Ricci:

Observations and Testing
Underground Tank Removal
Yosemite Avenue and Ingalls Street
San Francisco, California

This letter presents the results of our observations and sampling conducted during the removal of two underground gasoline storage tanks located in the lumber yard on the south corner of Yosemite Avenue and Ingalls Street. Our scope of services was to observe and document both the physical condition of the tanks and the subsurface conditions encountered within the two excavation, and to obtain soil and water samples.

OBSERVATIONS DURING TANK REMOVAL

Two gasoline storage tanks were excavated from the site on May 23, 1986 including one 1,000-gallon capacity gasoline tank (Tank 1) located approximately 25 feet northeast of the lumber yard building and one 2000-gallon capacity gasoline tank (Tank 2) located approximately 134 feet southeast of Tank 1. Tank locations are shown on Plate 1. Our field geologist was present to observe the tanks as they were removed, to note the soil conditions encountered in the excavation, and to obtain samples of soil and water.

Tank 1 is at least 10 years old but was reportedly not in service for about the last 3 years. The tank is of single-walled steel construction and no cathodic protection devices or protective outer coating were observed. The exterior of the tank showed indications of scaling and

corrosion and a small hole (less than 1/4-inch in diameter) was noted near the bottom of the tank toward the south end. The hole appeared to be the result of deterioration of the tank (corrosion) as opposed to damage to the tank during removal. Tank 1 was covered by about 3-1/2 feet of backfill and the surface was covered with asphalt paving. The lower portion of the tank was supported in a concrete cradle or box structure. The backfill consisted of a fine to coarse brown sand with occasional gravels. Water was encountered in the tank excavation at a depth of about 3-1/2 feet below the surface. A sheen was noticed on the surface of the water. The soil outside of the excavation backfill was heterogeneous fill material and contained debris such as glass, organic matter, and metal (including an old water heater).

Tank 2 was installed in about 1983. The surface of the tank was coated with a tar-like substance which appeared to be in good condition. The tank was observed to be in good condition with no significant rusting or scaling. The tank was surrounded by brown sandy backfill and was overlain at the surface by asphalt paving. No odors were noticed during the excavation. Ground water was encountered at a depth of about 5 feet below the surface. There was a slight sheen on the water.

SAMPLING AND TESTING

Soil and water sampling was performed following the procedures described in the California Regional Water Quality Control Board's (RWQCB) guidelines. One soil sample was collected from each excavation at a depth of 3 feet below the excavation floor (below water) from the filler end of each tank. The samples were obtained from the backhoe bucket and were collected in stainless steel tubes which were covered with aluminum foil, capped, sealed, and placed in a cooler for delivery to an analytical laboratory. One water sample from each of the excavations was obtained with a stainless steel bailer. Each water sample was decanted into a volatile organic analyses bottle and was also sealed and stored on ice for delivery to the laboratory. All samples were accompanied with chain-of-custody forms.

Laboratory testing was performed by Analytical Science Associates in Emeryville, California. The soil and water samples were tested for hydrocarbons (gasoline) in accordance with the procedures outlined by the RWQCB. The results of the chemical testing are attached.

CONCLUSIONS

A hydrocarbon sheen, detectable dissolved gasoline in the water and soil containing gasoline were encountered in both tank excavations. However,

Harding Lawson Associates

only Tank 1 had visible signs of a historic leak. The hydrocarbons detected around Tank 1 may have originated from the hole in the tank, historic spillage during overfilling, or a discrete source within the debris fill surrounding the tank. The sheen and the hydrocarbons detected in the soil and water at the east tank most likely originated from historic overfilling or possibly a source within the surrounding fill. The fill in this area contains random construction debris which may include hydrocarbon products dumped many years ago during reclamation of the site from San Francisco Bay. No potentially recoverable free product was noted.

If you have any questions regarding our observations and testing, please call.

Yours very truly,

HARDING LAWSON ASSOCIATES

Steve W. Waller for CEG 1254

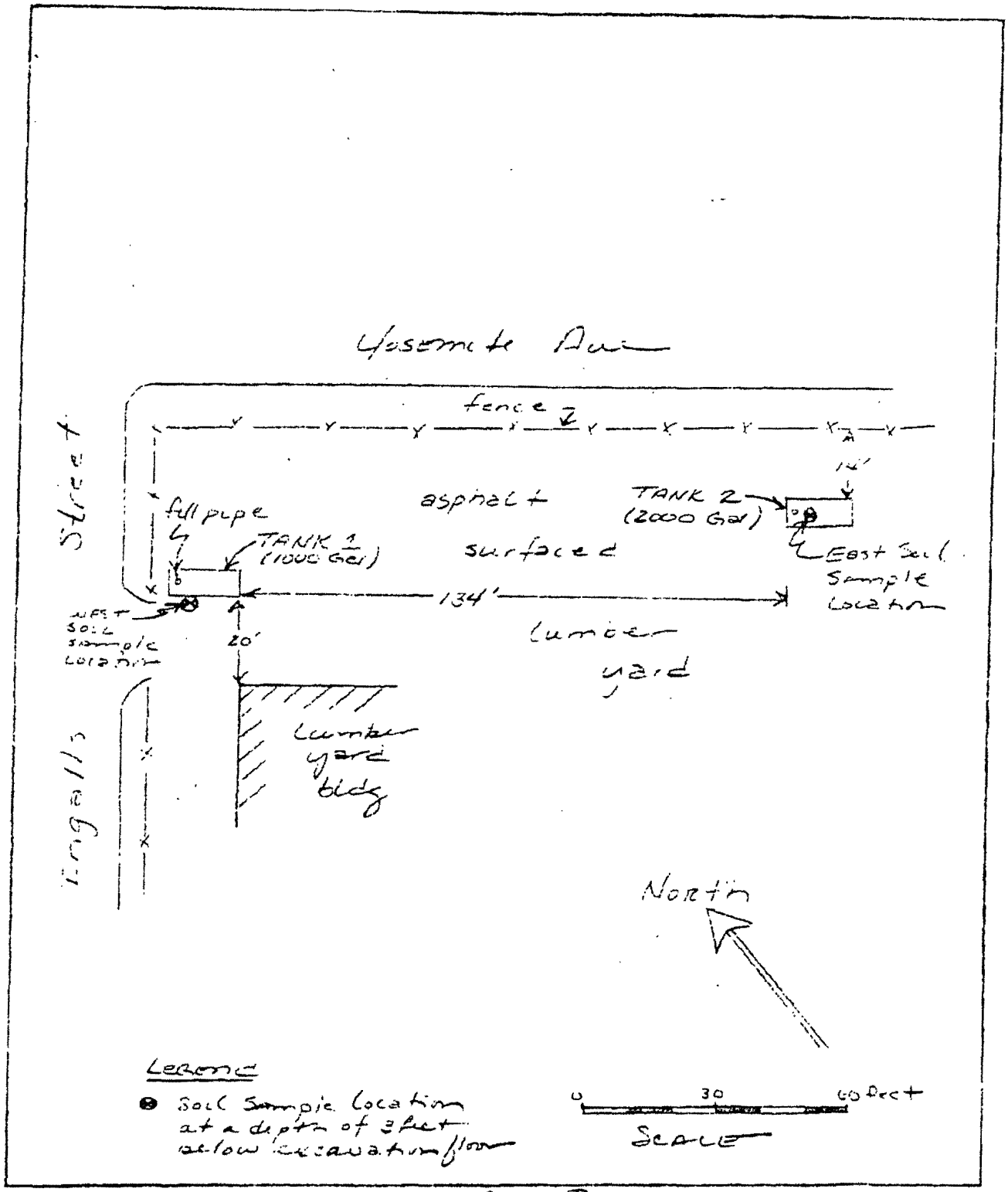
Donald G. Gray
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
DONALD G. GRAY
25220
12-31-89
EXPIRES
CIVIL
STATE OF CALIFORNIA

DGG/SEP/bt

Attachments: Plate 1 - Site Plan
Plate 2 - Laboratory Test Results

2 copies submitted



Harding Lawson Associates
Engineers, Geologists & Geophysicists

Site Plan
1295 Yosemite Ave
San Francisco, Calif.

PLATE 1

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED	DATE
	17000 E30,001.04	SLT	6-11-86		

ANALYTICAL SCIENCE ASSOCIATES, Inc.

475 EL ALAMO • DANVILLE, CA 94526 • (415) 820-9058 • (415) 547-6390

HLA PROJECT NO. 17000.830.001.04
JUNE 6, 1986
REGINALD RECCI
ATTENTION: DIANA DICKERSON

DATE SAMPLED: 5/23/86

	TOTAL HYDROCARBON* ppm
EAST SOIL	110
WEST SOIL	500
DETECTION LIMIT FOR SOILS	10 ppm
EAST WATER	100
WEST WATER	88
DETECTION LIMIT FOR WATER	1 ppm

*AS GASOLINE

All values in ppm.

Signed: William Prater
William Prater
Senior Scientist

City and County of San Francisco **Department of Public Health**

MAY 22, 1986

Subject: 295 YOSEMITE AVE

RICK & KRISE LUMBERG
OR R. RICCI
295 YOSEMITE AVE
SF CA
94124

Gentlemen:

On MAY 22, 1986, we received an underground tank program referral from the San Francisco Fire Department for the subject address (attached). As you can see from the referral, it is our role to determine the scope of past and present tank leaks based upon sampling results. Since we are following the guidelines of the Regional Water Quality Control Board dated September, 1985 you will also find attached the requirements for Removal of Underground Fuel Tanks.

At your earliest convenience please send us a copy of your sample plan, including diagrams, along with the name of the qualified laboratory which will sample and analyze the samples. After we have reviewed your plan, you will be contacted and be informed of the acceptance or modifications necessary to obtain acceptance. When the plan is accepted you will then be informed that you may proceed and that we require 48 hours prior notification of the tank removal so that we may be present to view the exposed excavation. Based upon the conditions found at the excavation, additional sampling may be necessary.

We will review all of the laboratory reports to determine whether or not additional sampling, soil removal, or monitoring wells are required.

If you have any questions, please feel free to contact us at 558-3781.

Very truly yours,

Scotty Nakamura
for Leslie Lum

LL:bm

cc: SFFD
Haz-Mat Section

DEC 3 1 1990

☐ Calendared

Purpose: CERCLA Preliminary Assessment

Site: Buckeye Properties
1296 Armstrong Avenue
San Francisco, CA 94124
San Francisco County

Site EPA ID Number:	CAD982392243
TDD Number:	F9-9008-020
Program Account Number:	FCA1545PAA
FIT Investigators:	Jennifer Eberle Janet Kaps Paul Brown
Date of Inspection:	August 22, 1990 and September 20, 1990
Report Prepared By:	Jennifer Eberle
Through:	Paul H. Brown
Report Date:	December 7, 1990
FIT Review/Concurrence:	James A. James 11/26/90
Submitted To:	Paul La Courreye EPA Region IX Site Assessment Manager

ecology and environment, inc.
160 SPEAR STREET, SAN FRANCISCO, CALIFORNIA 94105, TEL. 415/777-2811
International Specialists in the Environment

4 0239

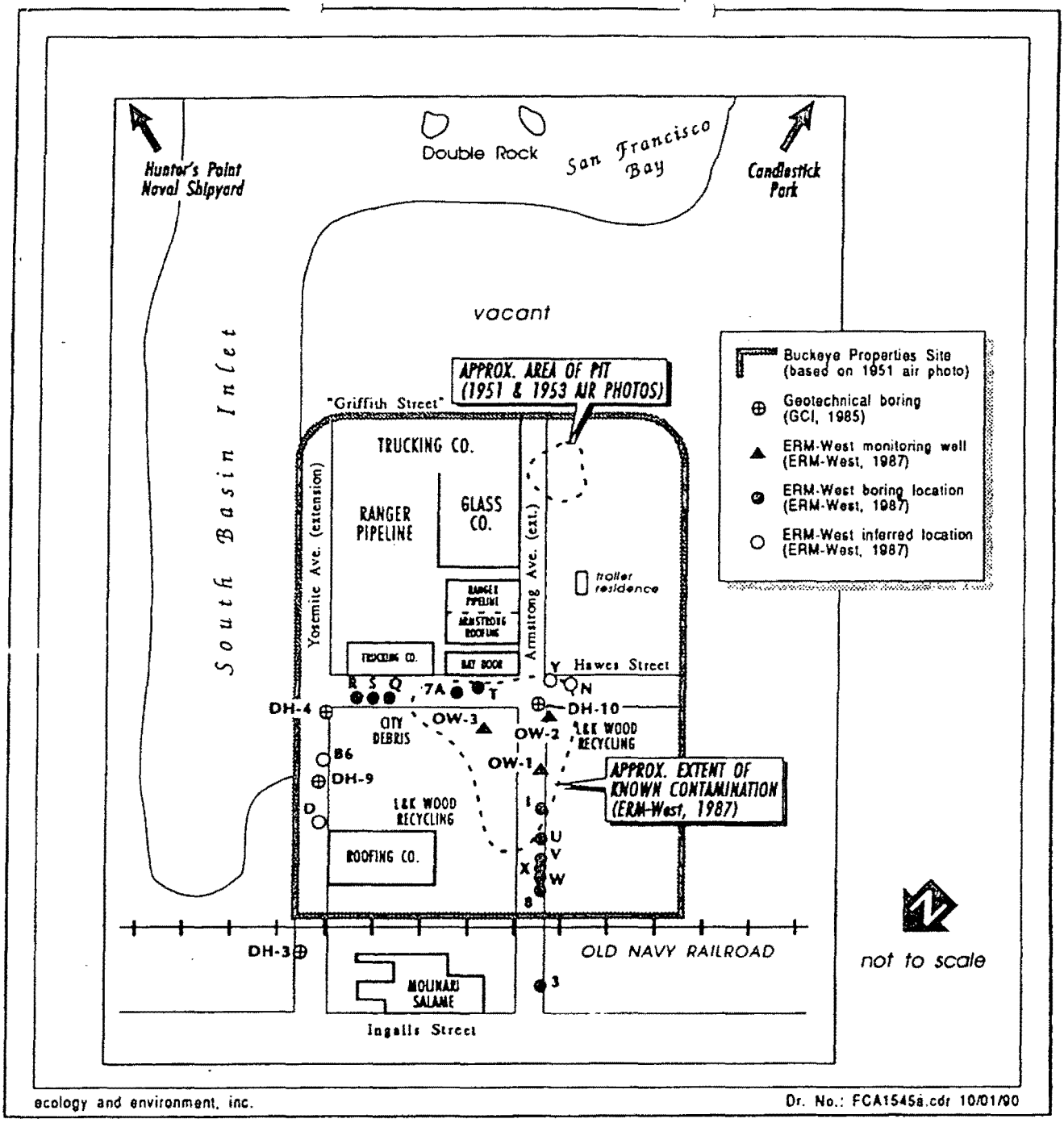


Figure 2

FACILITY MAP -- BUCKEYE PROPERTIES
1296 Armstrong Avenue
San Francisco, CA

4 0236

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, California 94105

SEP 17 1993

Regional Ricci
4 Buckeye Road
Belvedere, California 94920

Dear Sir/Madam:

Enclosed please find the Site Assessment report prepared for EPA concerning the CERCLA evaluation for this site.

EPA encourages your written comments on this report. Your comments should be sent to Carolyn Douglas, Site Assessment Manager, EPA mail stop H-8-1. If you have any questions please contact her at (415)744-2343.

Sincerely,

Carolyn J. Douglas

for Thomas A. Mix, Chief
Site Evaluation and Grants Section

Enclosure

Purpose: CERCLA Site Inspection

Site: Buckeye Properties
1296 Armstrong Ave.
San Francisco, CA

Site EPA ID Number:	CAD982392243
Investigators:	James M. James
Date of Inspection:	February 3, 1993
Report Prepared By:	James M. James
Report Date:	June 14, 1993
E & E Review/Concurrence:	Patty Cook 6/23/93
Submitted To:	Carolyn Douglas EPA Region IX Site Assessment Manager

ecology and environment, inc.
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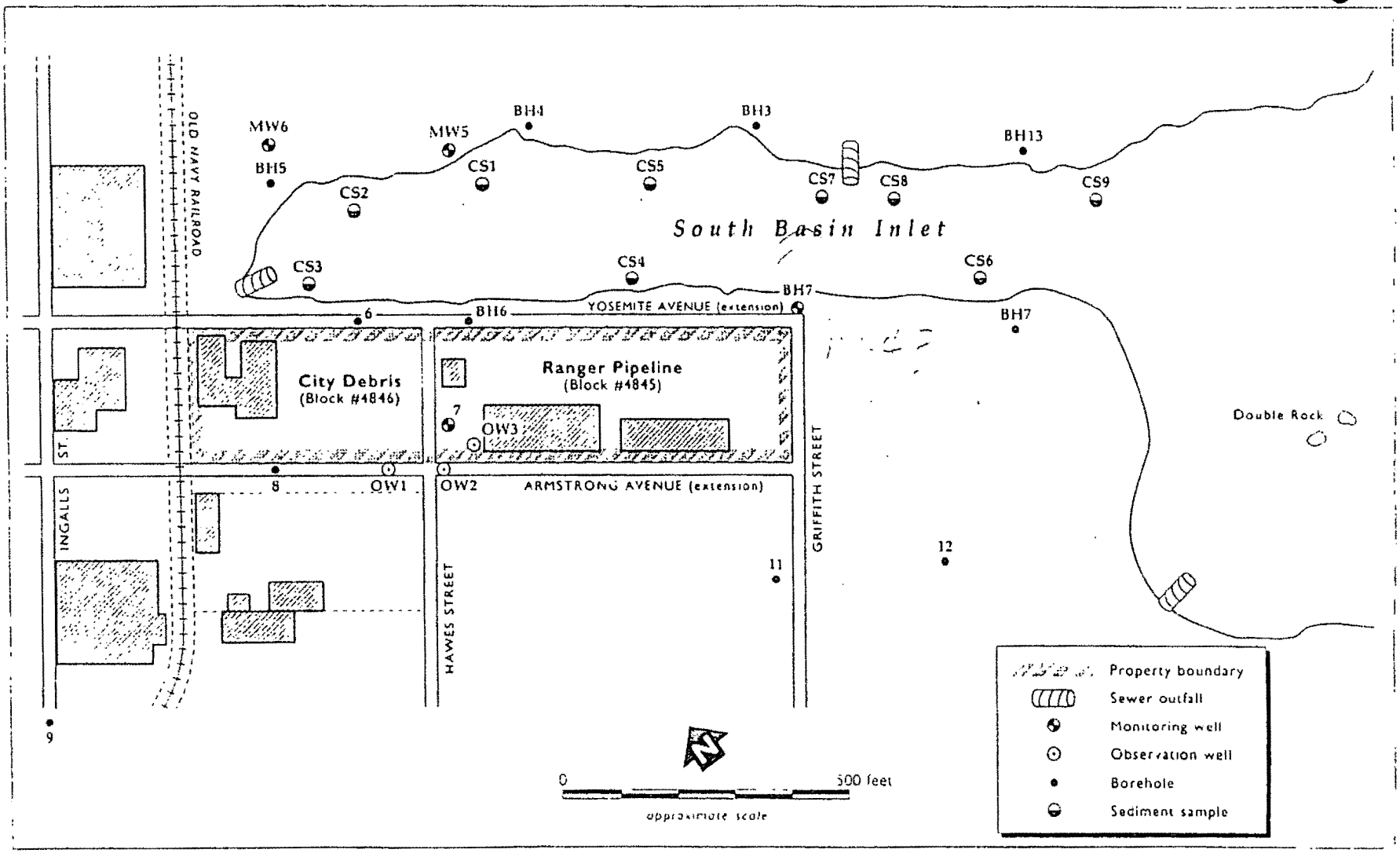

Figure 5-1

SAMPLE LOCATIONS MAP

Buckeye Properties

1296 Armstrong Avenue

San Francisco, California

Table 5-1

Waste Material Analyses

Concentration (mg/kg)

Sampling Location*

Analyte	OW1	OW2	OW3
Acenapthylene	48	<10	5,400
Anthracene	40	25	<2,000
Chrysene	15	<10	<2,000
Flouranthene	58	33	4,100
Flourene	18	17	<2,000
Naphthalene	210	180	48,000
Phenanthrene	150	88	11,000
Pyrene	100	81	<2,000
TPH	460	1,400	470,000

Reference: 4.
* Sampling location are shown on Figure 5-1.

Table 5 2

On-Site Subsurface Soil Analyses

Concentration (mg/kg)

Sampling Location*

Analyte	6	7	7i	8	BH6	MW4
Creosote	NA	<10	NA	<10	NA	NA
Pentachlorophenol	NA	<10	NA	<10	NA	NA
PCBs	<0.1	<0.1	NA	<0.1	NA	NA
Cyanide	<0.2	<0.2	NA	<0.2	NA	NA
Cadmium	0.4	0.7	**12**	0.2	NA	NA
Chromium	44	50	43	44	37	210
Copper	19	94	**440**	64	20	45
Lead	11	76	230	13	160	10
Nickel	49	46	140	28	58	380
Zinc	44	180	**7,400**	35	NA	NA
Mercury	0.012	0.020	0.023	0.039	NA	NA
Tetrachloroethene	<0.05	NA	NA	NA	<0.005	<0.005
1,2-Dichloroethene	<0.05	NA	NA	NA	NA	NA
Benzene	<0.05	NA	NA	**0.66**	<0.005	<0.005
Toluene	1.3	NA	NA	<0.05	NA	NA
Chlorobenzene	<0.05	NA	NA	<0.05	NA	NA
1,3-Dichlorobenzene	<0.05	NA	NA	<0.05	NA	NA
Ethyl benzene	<0.05	NA	NA	<0.05	<0.005	0.005
TPH	NA	NA	NA	NA	<5	57

Reference: 4,5.
* - Sampling location are shown on Figure 5-1.
NA = Not Analyzed.
Boldface = Indicates concentrations 3 or more times background.

Table 5-3

Off-site Subsurface Soil Analyses

Concentration (mg/kg)

Sampling Location*

Contaminant	9	11	12	BH3	BH4	BH5	Mean	Range
Creosote	NA	NA	NA	NA	NA	NA	NA	NA
Pentachlorophenol	NA	NA	NA	NA	NA	NA	NA	NA
PCBs	<0.1	<0.1	<0.1	NA	NA	NA	<0.1	<0.1
Cyanide	<0.2	<0.2	<0.2	NA	NA	NA	<0.2	<0.2
Cadmium	<0.2	<0.2	1.8	NA	NA	NA	0.6	<0.2-1.8
Chromium	94	320	46	86	33	24	100	24-320
Copper	18	29	62	330	22	10	78	10-330
Lead	11	30	740	230	120	130	210	11-740
Nickel	50	490	41	480	140	16	203	16-490
Zinc	37	72	390	NA	NA	NA	166	37-390
Mercury	0.054	0.071	0.067	NA	NA	NA	0.064	.054-.71
Tetrachloroethene	0.38	<0.05	<0.05	<0.005	<0.005	<0.005	.06	<.005-.38
1,2-Dichloroethene	<0.05	<0.05	0.26	NA	NA	NA	.09	<.05-.26
Benzene	0.11	<0.05	<0.05	<0.005	<0.005	<0.005	.02	<.005-.11
Toluene	0.89	<0.30	<0.05	NA	NA	NA	0.40	<.05-.89
Chlorobenzene	<0.05	3.3	0.31	NA	NA	NA	1.2	<.05-3.3
1,3-Dichlorobenzene	<0.05	1.5	NA	NA	NA	NA	0.50	<.05-1.5
Ethyl benzene	<0.05	1.0	<0.05	<0.005	<0.005	<0.005	.17	<.005-1.0
TPH	NA	NA	NA	260	2,500	72	944	15-2,500

Reference: 4,5.
* - Sampling location are shown on Figure 5-1.
NA = Not Analyzed.

Table 5-4

Groundwater Analyses

Concentration (mg/l)

Sampling Location*

Analyte	7A	MW4	MW5	MW6	MCL
Chromium	NA	0.09	0.019	0.06	0.1
Copper	NA	0.09	<0.05	0.17	1.3
Lead	NA	**0.20**	<0.005	0.020	0.05 (CA)
Nickel	NA	0.19	0.08	0.29	0.1
Mercury	NA	<0.001	<0.001	<0.001	0.002
1,1-Dichloroethene	**0.17**	<0.005	<0.005	<0.005	0.005(CA)
Benzene	**0.80**	<0.005	<0.005	<0.005	0.005
Toluene	**0.14**	<0.005	<0.005	<0.005	1.000
Ethyl benzene	**1.00**	<0.005	<0.005	<0.005	0.700
Xylenes	**1.2**	<0.005	<0.005	<0.005	10
TPH	**680**	<1	1	<1	NA

Reference: 4,5.
* - Sampling location are shown on Figure 5-1.
NA = Not Analyzed.
Boldface = Indicates concentrations 3 or more times background.
CA = California state action level.

Table 5-5

Surface Water Sediment Analyses

Concentration (mg/kg)

Sampling Location*

Contaminant	CS3	CS4	CS1	CS2	CS5	CS6	CS7	CS8	CS9
Chromium	27	42	41	250	48	680	65	14	90
Copper	17	34	22	76	110	140	170	95	74
Lead	29	140	1,300	420	470	420	170	200	210
Nickel	21	28	180	37	56	550	62	35	41
TPH	68	990	98	1,200	660	360	280	960	1,300

Reference: 5.

* - Sampling location are shown on Figure 5-1.